

ORDINANCE NO. 20101209-066

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8610 NORTH MOPAC EXPRESSWAY SOUTHBOUND FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from neighborhood commercial-conditional overlay (LR-CO) combining district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2010-0164, on file at the Planning and Development Review Department, as follows:

A 0.973 acre (42,399 sq. ft.) tract of land, more or less, out of the James P. Wallace Survey No. 18, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8610 North MoPac Expressway Southbound, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. A pawn shop services use is a prohibited use of the Property.
- B. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

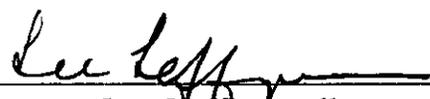
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 20, 2010.

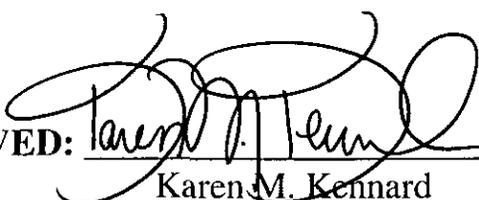
PASSED AND APPROVED

December 9, 2010

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Lee Leffingwell
Mayor

APPROVED: 
Karen M. Kennard
Acting City Attorney

ATTEST: 
Shirley A. Gentry
City Clerk

JAMES E. GARON & ASSOC.
PROFESSIONAL LAND SURVEYORS

Zoning Request
LR-CO

LEGAL DESCRIPTION

BEING 42,399 SQUARE FEET (0.973 ACRES) OF LAND SITUATED IN AND BEING A PORTION OF THE JAMES P. WALLACE SURVEY NO. 18 AND BEING A PORTION OF THAT CERTAIN 384 ACRE TRACT OF LAND CONVEYED TO JOHN WHATLEY BY DEED RECORDED IN VOLUME 769, PAGE 295 OF THE TRAVIS COUNTY, TEXAS DEED RECORDS; SAID 42,399 SQUARE FEET (0.973 ACRES) OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND AS SURVEYED UNDER THE SUPERVISION OF JAMES E. GARON, REGISTERED PROFESSIONAL LAND SURVEYOR IN APRIL 1991:

BEGINNING at an iron rod found at the southeast corner of Lot 2, Block B, Westover Hills Section One a subdivision in Travis County, Texas as recorded in Plat Book 17, Page 22 of the Travis County, Texas Plat Records, same being the southwest corner of that certain tract of land conveyed to Milburn Malcolm by deed recorded in Volume 4388, Page 2367 of the Travis County, Texas Deed Records, for the northwest corner hereof;

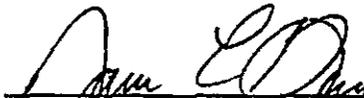
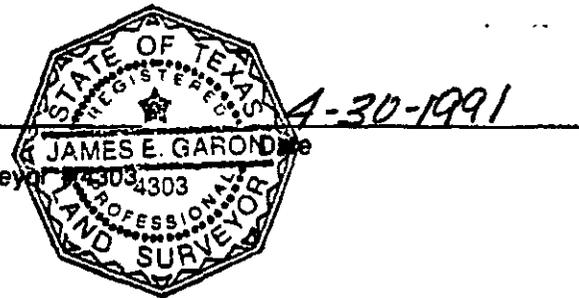
THENCE S 59°44'16" E, 194.37 feet to an iron rod set in the westerly right-of-way line of Loop 1 (Mopac), for the northeast corner hereof;

THENCE S 17°40'00" W, 222.32 feet along the said westerly right-of-way line of Loop 1 (Mopac) to a 60d nail found at the intersection of the said westerly right-of-way line of Loop 1 (Mopac) with the northerly right-of-way (60') line of Cima Serena Drive, for the southeast corner hereof;

THENCE N 60°25'46" W, 193.86 feet along the said northerly right-of-way (60') line of Cima Serena Drive to a point, for the southwest corner hereof;

THENCE N 17°40'00" E, 224.71 feet along the west line of the herein described tract to the POINT OF BEGINNING and containing 42,399 square feet of land, more or less.

SURVEYED BY:


James E. Garon
Registered Professional Land Surveyor


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906 MAIN STREET • BASTROP, TEXAS 78602 • (512) 321-4185

"EXHIBIT A"



ZONING EXHIBIT B

ZONING CASE#: C14-2010-0164
 LOCATION: 8610 N. MOPAC REZONING
 SUBJECT AREA: 0.973 ACRES
 GRID: J31
 MANAGER: SHERRI SIRWAITIS

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1' = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

